

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SCHOULER CT, ARLINGTON

## OWNERSHIP

Owner 1:	FELDMAN ALISON			
Owner 2:				
Owner 3:				
Street 1:	12 SCHOULER CT			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	WATSON JOHN & -		
Owner 2:	BJORKSTEN SOFIE -		
Street 1:	12 SCHOULER CT		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1850, having primarily Clapboard Exterior and 1522 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	659,100	6,000		665,100
Total Card	0.000	659,100	6,000		665,100
Total Parcel	0.000	659,100	6,000		665,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		436.99	/Parcel: 436.99

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	659,100	6000	.		665,100		Year end	12/23/2021
2021	102	FV	640,600	6000	.		646,600		Year End Roll	12/10/2020
2020	102	FV	631,300	6000	.		637,300	637,300	Year End Roll	12/18/2019
2019	102	FV	550,100	6000	.		556,100	556,100	Year End Roll	1/3/2019
2018	102	FV	488,200	6000	.		494,200	494,200	Year End Roll	12/20/2017
2017	102	FV	446,300	6000	.		452,300	452,300	Year End Roll	1/3/2017
2016	102	FV	446,300	6000	.		452,300	452,300	Year End	1/4/2016
2015	102	FV	413,500	6000	.		419,500	419,500	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON JOHN &	78511-308	1	8/20/2021		700,000	No	No		
HAZARD PATRICIA	67366-61		6/2/2016		550,000	No	No		
CAREY JOHN C,	56973-397		6/10/2011		422,500	No	No		
HACKETT CHARLES	47691-459		8/28/2006		510,000	No	No		
WEICHERT RELOCA	47691-461		6/28/2006		480,500	No	No		
HACKETT CHARLES	44280-570		12/13/2004	Family	1	No	No		
IRIE DEVELOPMEN	33409-341		8/7/2001		426,114	No	No	4	
IRIE DEVELOPMEN	31639-15		7/25/2001		350,000	No	No	4	

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
5/21/2018	Measured	DGM	D Mann
4/30/2009	MLS	MM	Mary M
2/20/2002	Inspected	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

Spl Credit		Total:	
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Parcel LUC: 102	Condo	Prime NB Desc	CONDO
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Total:		Spl Credit		Total:	
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Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:	N - NONE	

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

## OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:	7			BR:	4		Baths:	2		HB: 1	

Grade: B- - Good (-)	
Year Blt: 1850	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	54.000000000
Name:	

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

## DEPRECIATION

Phys Cond:	GV - Good-VG	10.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>10.8%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.33988166
Const Adj.:	0.99186128
Adj \$ / SQ:	405.338
Other Features:	101535
Grade Factor:	1.21
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738935
Depreciation:	79805
Depreciated Total:	659130

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	416.89	
Special Features:	0	Val/Su Net:	433.05	
Final Total:	659100	Val/Su SzAd	433.05	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 053.A-0001-0002.0

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,522	405.340	616,924
Net Sketched Area:		1,522	Total:	616,924
Size Ad	1522 Gross Area		1522 FinArea	1522

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
24						
24						
22						

**IMAGE**

**AssessPro** Patriot Properties, Inc

